

Planning & Zoning Commission



March 1, 2011

Regular Business Meeting



Wylie Planning & Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda

Tuesday, March 1, 2011 – 6:30 pm

Wylie Municipal Complex – Council Chambers

300 Country Club Rd., Bldg. 100

Phillip Johnston..... Chair
Ruthie Wright..... Vice-Chair
David Dahl..... Board Member
Jeremy Jordan..... Board Member
Ramona Kopchenko..... Board Member
Ron Smith..... Board Member
Gilbert Tamez..... Board Member

Renaé Ollie..... Planning Director
Charles Lee..... Senior Planner
Jasen Haskins..... Assistant Planner
Mary Bradley..... Administrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.442.8100 or TD 972.442.8170.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from February 15, 2011 Regular Meeting.

REGULAR AGENDA

Action Agenda

Public Hearing

1. Hold a Public Hearing and consider a recommendation to the City Council, to amend PD 2007-14 for Regency Steel Business Campus Addition & to modify existing restrictions and remove Property Owners Association, generally located east of Regency Drive and north of Steel Road. **ZC 2011-03**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 25th Day of February, 2011 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed

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Wylie Planning and Zoning Commission

Minutes

**Wylie Planning & Zoning Commission
Tuesday, February 15, 2011 – 6:30 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100**

CALL TO ORDER

Chairman Phillip Johnston called the meeting to order at 6:44PM. Present with Chairman Johnston were, Vice Chairman Ruthie Wright, Commissioner Jeremy Jordan, Commissioner Gilbert Tamez, Commissioner David Dahl, Commissioner Ramona Kopchenko, and Commissioner Ron Smith.

Staff present was Renae' Ollie, Planning Director; Jasen Haskins, Assistant Planner; and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Jordan gave the invocation and Commissioner Kopchenko led the Pledge of Allegiance.

CITIZENS COMMENTS

Chairman Johnston opened the Citizens Participation. With no one approaching the Commissioners, Chairman Johnston closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the January 18, 2011, Regular Meeting.

A motion was made by Commissioner Dahl, and seconded by Commissioner Smith, to approve the minutes from January 18, 2011 Regular Meeting, as submitted. Motion carried 7 – 0.

REGULAR AGENDA

Action Agenda

1. Consider a recommendation to the City Council regarding a Final Plat creating four (4) lots on 260.08 acres, generally located north of FM 544, south of FM 3412 (Brown Street), and east and west of FM 1378 (Country Club Road).

This item was rescheduled from February 1, 2011 meeting, due to inclement weather. Ms. Ollie stated that the Final Plat is for Wylie Civic Center, for the development of the City Hall, Recreation Center and Library on Lot 1.

The access is located off Country Club Road (FM 1378) with divided entrance with one lane ingress and two lanes of egress.

With no questions for the applicant or Staff, a motion was made by Commissioner Tamez, and seconded by Vice-Chairman Wright, to recommend approval to the City Council for a Final Plat establishing four (4) lots on 260.08 acres, generally located north of FM 544, south of FM 3412 (Brown Street), and east and west of FM 1378 (Country Club Road). Motion carried 7 – 0.

Public Hearing

1. Hold a Public Hearing and consider a recommendation to the City Council, to amend Sections 2.09 & 2.10 of Ordinance 98-15 & Concept Plan of the Woodbridge Subdivision to increase the minimum dwelling size from 1,600 s.f. to 1,800 s.f. and to allow a minimum lot size of 5,500 s.f. **ZC 2011-01**

This item was rescheduled from February 1, 2011 meeting due to inclement weather. Ms. Ollie stated that the subject property is part of the larger mixed use Woodbridge Planned Development (PD 98-15), which consists of Single-Family Residential (SF-5.5, SF-7.2, and SF-8.4), Multifamily Residential, a Golf Course, Parks, Commercial, a School Site, and Common Open Spaces.

The purpose of the subject amendment is to allow for a minimum lot size of 5,500 square foot and increase minimum dwelling size from 1,600 to 1,800 square foot on the remaining 24.381 acres. The main entrance is from Creek Crossing Lane, which intersects Sachse Road.

Public Comment forms were mailed to thirty-six property owners, five responses were received. Two responses were in opposition and three responses in favor of the requested zoning amendment.

Mr. Don Herzog, applicant/developer, Herzog Development Corporation, 800 E Campbell Road, Suite 130, Richardson, Texas, gave a presentation to the Commissioners, stating that the proposed subject property has the possibility of being either Single-Family Residential or Patio Homes. Currently, the proposed plan is ninety-five percent certain that the development will be Single-Family

Residential lots. The development will have one or the other, but not a mixture of Single-Family and Patio Homes.

The minimum area of main building, exclusive of garages, breezeways and porticos will be as follows: 16 will have minimum 1,800 square feet, 44 will be 2,000 square feet, 28 will be 2,400 and 22 will be 2,800 square feet.

Mr. Herzog stated that 80% of the lots will be 50 feet by 120 feet as shown on the revised concept plan. The 110 foot minimum depth lots will primarily be located on cul-de-sacs and eyebrows. He also noted that with the 120 foot deep lots they are able to maintain the large treed area around the lake between the existing homes in Phase 10D and the open space in Phase 9. In addition, the treed areas will be retained adjacent to Creek Crossing Lane.

Chairman Johnston opened the Public Hearing. With no one approaching the Commissioners, Chairman Johnston closed the Public Hearing.

With no questions, a motion was made by Commissioner Dahl, and seconded by Commissioner Kopchenko, to recommend approval to the City Council, amending Sections 2.09 and 2.10 of Ordinance 98-15 and Concept Plan of the Woodbridge Subdivision to increase the minimum dwelling size from 1,600 square feet to 1,800 square feet and to allow minimum lot size of 5,500 square foot. ZC 2011-01. Motion carried 7 – 0.

2. Hold a Public Hearing and consider a recommendation to the City Council, amending PD 2000-22B & Concept Plan of the Estates of Creekside to decrease the front yard setback with the purpose of increasing the width of the main collector road into the subdivision and to delete 0.9 acres of ETJ land included in current PD, generally located south of Parker Road and approximately ½ mile west of Country Club Road. **ZC 2011-02**

This item was rescheduled from February 1, 2011 meeting due to inclement weather. Ms. Ollie stated that the subject tract was part of a Planned Development approved on March 27, 2001 in order to develop a master planned residential community. A Preliminary Plat has since expired and will be resubmitted in the near future pending approval of the subject PD amendments.

The intent of the amendment is to include alleys and to enlarge the main north/south route to a collector street. The alleys will prevent direct driveway access onto the collector.

The amendment to the Planned Development Conditions will include a roof pitch of 8:12 with no like elevation within seven lots of each other on both sides of the street, as well as front yard minimum setback being reduced to 25 feet for lots on Tract A, and 30 feet on lots on Tract B. All of these amendments are in conformance to the current Zoning Ordinance.

In addition, the typical lot size for Tract A lots increases from 10,000 square feet to 10,200 square feet and the typical lot size for all Tract B lots has a minimal decrease from 12, 690 square feet to 12, 502 square feet.

Nine Public Comment forms were mailed, with no responses returned in favor or in opposition.

Mr. Gary DeFrain, Developer/Applicant, 8235 Douglas Avenue, Suite 650, Dallas, Texas, gave a presentation to the Commissioners, stating that for seven years he submitted a request to the City of Wylie to extend approval of Preliminary Plat, which was originally submitted in 2001. However, he missed submitting the extension back in 2008, and decided to amend the original PD Conditions. The main collector street is sixty-five feet versus the original 50 feet right-of-way. Currently, there is a median opening off Parker Road being reviewed by TxDot.

Commissioner Wright questioned the size of the trees within the individual residential lots. Mr. DeFrain stated that there will be a minimum of two 3-inch caliper trees installed on each lot.

Chairman Johnston opened the Public Hearing, with no one approaching the Commissioners; Chairman Johnston closed the Public Hearing.

A motion was made by Commissioner Kopchenko, and seconded by Commissioner Smith, to recommend approval to the City Council, amending PD 2000-22B and Concept Plan of the Estates of Creekside to decrease the front yard setback with the purpose of increasing the width of the main collector road into the subdivision and to delete 0.9 acres of ETJ land included in current PD, generally located south of Parker Road and approximately half mile west of Country Club Road. ZC 2011-02.

MISCELLANEOUS

Ms. Ollie stated that every five years, Impact Fees must be considered and reviewed by an Impact Advisory Committee. The Committee is all of the Planning and Zoning Commissioners, and one person that reside within the ETJ. Staff is tentatively setting March 15, 2011, for the Impact Advisory Committee to meet this year.

ADJOURNMENT

A motion was made by Commissioner Tamez, and seconded by Commissioner Jordan, to adjourn the meeting at 7:36PM. All Commissioners were in consensus.

Phillip Johnston, Chairman

ATTEST:

Mary Bradley, Administrative Assistant

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Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>March 1, 2011</u>	Public Hearing Item Number:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Renaé Ollie</u>	Zoning Case Number:	<u>2011-03</u>
			<u>Location Map, Legal Description, Zoning Exhibit/ Concept Plan, Draft PD, Notification List/Map and Responses</u>
Date Prepared:	<u>February 24, 2011</u>	Exhibits:	<u></u>

Subject

Hold a Public Hearing and consider a recommendation to the City Council, amending PD 2007-14 & to modify existing restrictions and remove Property Owners Association, generally located east of Regency Drive and north of Steel Road. **ZC 2011-03**

Recommendation

Motion to recommend approval to the City Council, amending PD 2007-14 & to modify existing restrictions and remove Property Owners Association generally located east of Regency Drive and north of Steel Road. **ZC 2011-03**

Discussion

**Owners: The American National Bank of Texas
Regions Bank
Robert Stevens**

Applicant: Arborilogical Services, Inc.

The subject tract was part of a Planned Development adopted on May 22, 2007 to create a viable office-showroom/warehouse development to accommodate the growing demand for flexible facilities designed to support the light manufacturing/assembling & hi-tech industry. However, with the unfortunate downturn in the economy the business campus has sat vacant for several years, with the exception of two buildings which were constructed and occupied in 2008.

The remaining eight (8) lots were purchased in May of 2010 by American National Bank and are now under contract with Arborilogical Services, Inc. (Applicant). Arborilogical owns the lot immediately east of the subject property and has been operating there over 26 years, and their growth requires expansion.

Lot 10, also a part of the subject rezoning request is owned and operated by Sheffield Electronic Industry. Lot 8 was purchased by Regions Bank in June 2010.

Properties immediately to the north, south, east and west of the subject property are zoned LI, as are the surrounding properties within the Regency Business Park. The surrounding uses include existing mini-warehouses to the north, heavy manufacturing/fabrication to the west and contractor's maintenance yards & heavy equipment & repair facility to the south and east. The Comprehensive Land Use Plan recommends Light Industrial zoning on the subject property as well as abutting properties. This request is consistent with the Land

Use Plan.

A change in the existing PD will remove existing restrictions and allow the company to expand its existing facilities and to allow for creative and innovative concepts of a LEED certified “green” building. The applicant proposes to re-plat lots one and two into a single lot and build a LEED certified office that includes solar panels, geothermal energy and many other sustainable building practices.

Exhibit “B” which is made part of this request outlays an overall boundary plan and a conceptual site plan for what will be Lot 1R. The existing lots range from one-quarter (1/4) acre to just over three-quarters (3/4) acre in size. Access to the site is provided directly from Regency Drive with access from Steel Road becoming private with Knox-lock as approved by the Fire Marshall.

The primary request of the amendment is to remove the stipulation that a permanent Property Owners Association be established and that a common area open space lot be provided within the business campus. Currently Lot 3 was established as a common open space lot to be maintained by the POA. There is no record or evidence that the POA was ever established under the original property owner. By removing this stipulation, Lot 3 would be developed as a standalone lot or be incorporated through a replat with another lot.

The proposed language of the PD Conditions to address the POA and access drives will read as: *The front property line of all lots shall terminate at the centerline of the drive access easement as indicated on the zoning exhibit or as modified through replatting or the site planning process.*

If the proposed request is approved, the applicant will come forward with a Final Site Plan and Replat to combine Lots 1 & 2 into a single lot for the purpose of expanding their existing business located at 16 Steel Road. The remaining six (6) lots must obtain site plan approval through the Planning and Zoning Commission and appropriate permits prior to development.

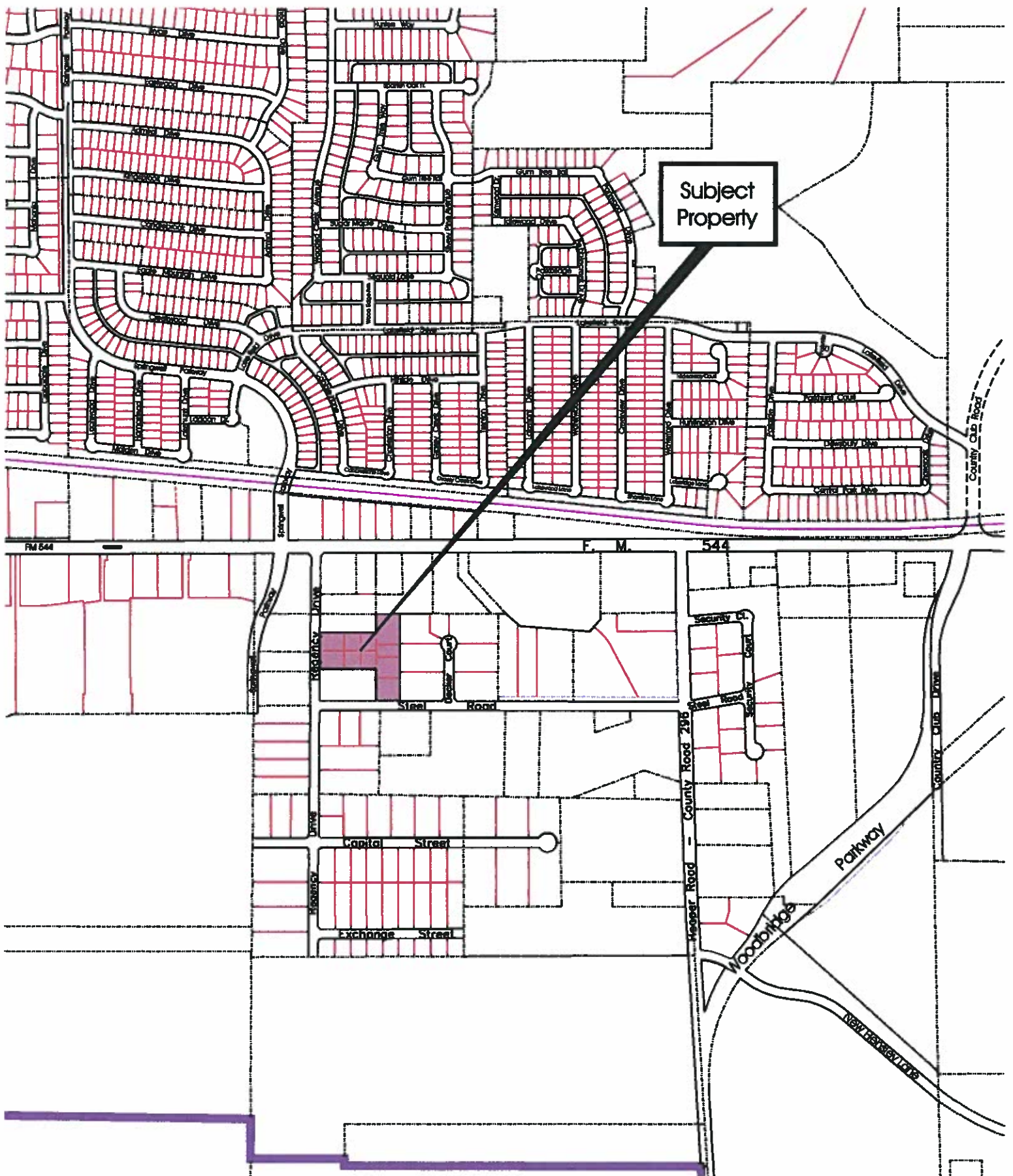
Thirty (30) notifications were mailed to property owners within 200 feet in accordance with State Law. As of October February 24, 2011 three responses were received in favor of the request, and none opposing the requested zoning amendment.

Approved By

Department Director

Initial
RO

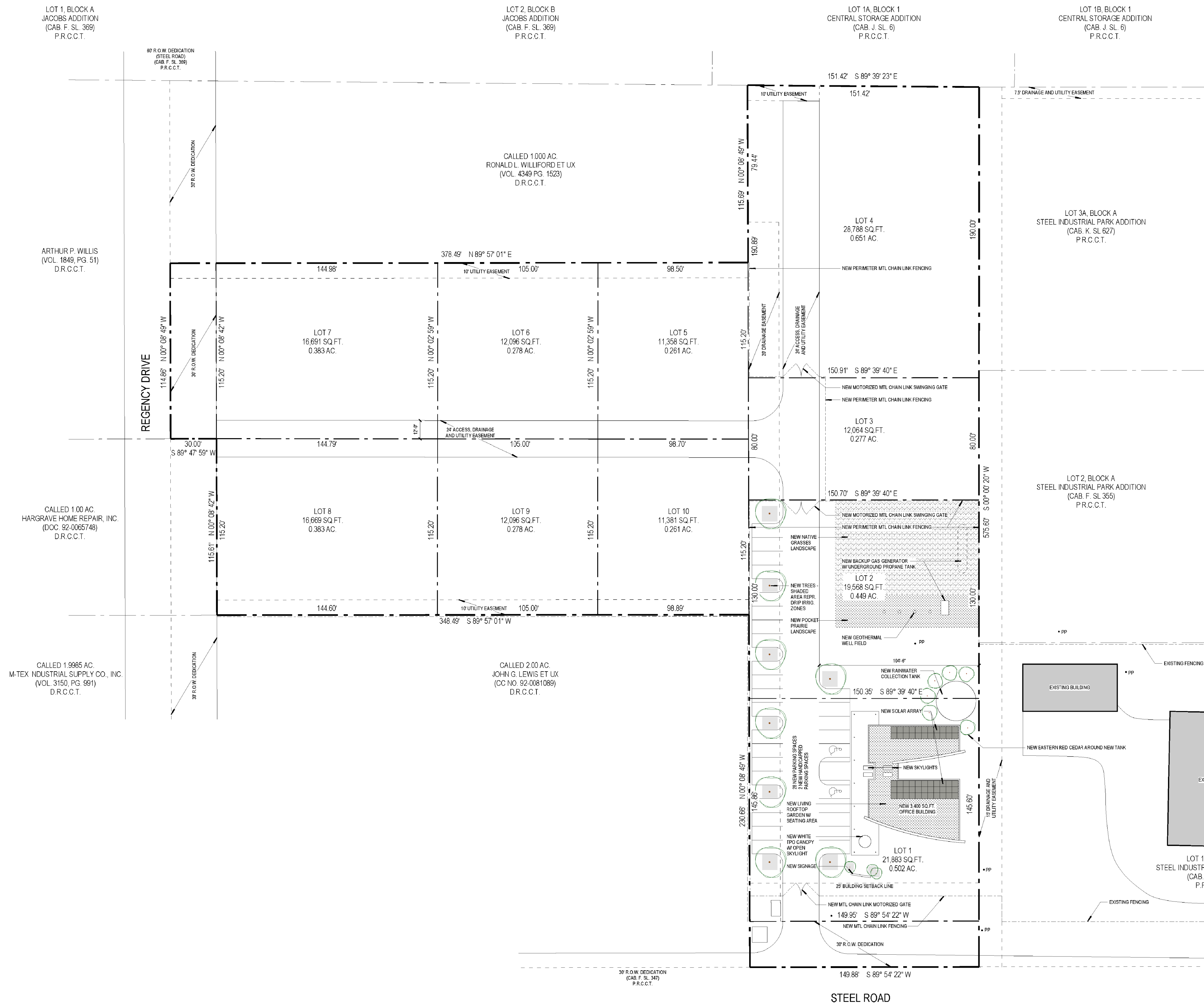
Date
02/24/11



LOCATION MAP
ZONING CASE # 2011-03

EXHIBIT “A”
LEGAL DESCRIPTION
ZONING CASE 2011-03

Being all of Lots 1 through 10, Block A, Regency Steel Business Campus, according to the plat thereof recorded in Volume 2007, at Page 666 of the Deed Records of Collin County, Texas.



NOTE:
LAYOUT DIMENSIONS ARE
TO FACE OF FOUNDATION

NOTE:
GRADING PLAN TO BE COORD.
WITH LANDSCAPE ARCHITECT

BEING all of Lots 1 through 10, Block A, Regency Steel Business
Campus, according to the plat thereof recorded in Volume 2007,
at Page 666 of the Deed Records of Collin County, Texas

FINAL

RECEIVED
By Renae' Ollie at 12:48 pm, Feb 24, 2011

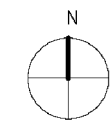
R-DELTA ENGINEERS, INC.		ENGINEERS, LAND PLANNERS AND LAND SURVEYORS	
618 MAIN STREET, GARLAND, TEXAS 75040 TEL. (972) 494-5031 On the Web at WWW.RDELTA.COM			
DRAWN BY: WAL	CHECKED BY: WCT	SCALE: 1"=40'	DATE: 2/21/2011
1973 site plan.dwg			

GGG ARCHITECTS

THE
ARBOROLOGICAL SERVICES, INC.
NEW SUSTAINABLE OFFICE BUILDING
WYLE
TEXAS

PROJECT TEAM
OWNER:
Arborological Services, Inc.
ARCHITECTS:
GGG Architects
5949 Milton St., Suite 910
Dallas, Texas 75206
p: 214-328-0001
f: 214-328-4614

GGGA PROJECT
NO. 323.00



AMENDED
PLANNED DEVELOPMENT DISTRICT 2007-14
REGENCY STEEL BUSINESS CAMPUS
DEVELOPMENT STANDARDS
(Zoning Case 2011-03)

- ~~1. The Site Plan shall be adopted as a part of this Ordinance. Articles, Sections, and Figures specified herein refer to City of Wylie Zoning Ordinance. In the case of conflict, the Site Plan and/or this document shall take precedence.~~
- ~~2. The Regency Steel business Campus shall be designated as a Light Industrial district (LI) per Article 4, Section 4.2.~~
- ~~3.~~1. Section 4.3 Nonresidential Design Standards shall be adopted, except as shown on the ~~Site Plan~~Zoning Exhibit and/or as noted herein.
- ~~4. Entrances or facades for buildings adjacent to a public street shall be oriented toward a public street. Entrances or facades for buildings located inside the campus may face the private drive or the property side.~~
- ~~5.~~2. Service and loading areas shall not directly face a public street but may face the interior drive and shall be screened on three sides with solid masonry or a living screen or a combination of masonry columns and living screen. The opening shall be equipped with a solid gate. Gates must have tie backs to secure in the open position.
- ~~6.~~3. All mechanical units located on the roof of a building shall be screened with a parapet wall.
- ~~7.~~4. All buildings shall be finished on all sides in a unified architectural concept conforming to LI Standards, ~~to provide for a consistent façade design and roof line configuration.~~
- ~~8.~~5. Landscape requirements shall be based on total developable area as delineated on the ~~Site Plan~~Zoning Exhibit, ~~however common open space shall be provided to include a park/picnic type setting.~~
- ~~9.~~6. Parking requirements shall be based on total developable area.
- ~~10.~~7. Front yard setback shall be 25 feet. Side and rear setback shall be 10 feet minimum.
- ~~11.~~8. Allowed uses shall be as permitted under Article 5 Use Regulations, Section 5.1 Land Use Charts, Figure 5-3 Land Use Tables, Non-Residential Districts, LI and Section 5.2 Listed Uses, as defined in the Zoning Ordinance of the City of Wylie.
- ~~12.~~9. Signage shall be limited to one monument sign per street access and contained within a sign easement as established by plat and minimal on building identification.
- ~~10.~~ Provision for the maintenance of common area, campus monument signage, and the private drive through the business campus shall be established through a permanent Property Owners Association (POA) with mandatory participation as specified in

~~property sales contracts.~~ The front property line of all lots shall terminate at the centerline of the access drive easement as indicated on the zoning exhibit or as modified through replatting or the site planning process.

~~13.~~ 11. The access drive easement is maintained to the centerline of each lot by the respective property owner.

~~14. No fencing on lots that face the private drive shall extend past the face of the building. Fencing materials shall meet Light Industrial zoning regulations.~~

~~15. Provision of a letter from Jeffery Nix with NiCom Construction stating intent to begin construction within 12 months of the adoption of the Ordinance enacting this rezoning.~~

NOTIFICATION REPORT

APPLICANT: Arborilogical Services, Inc.

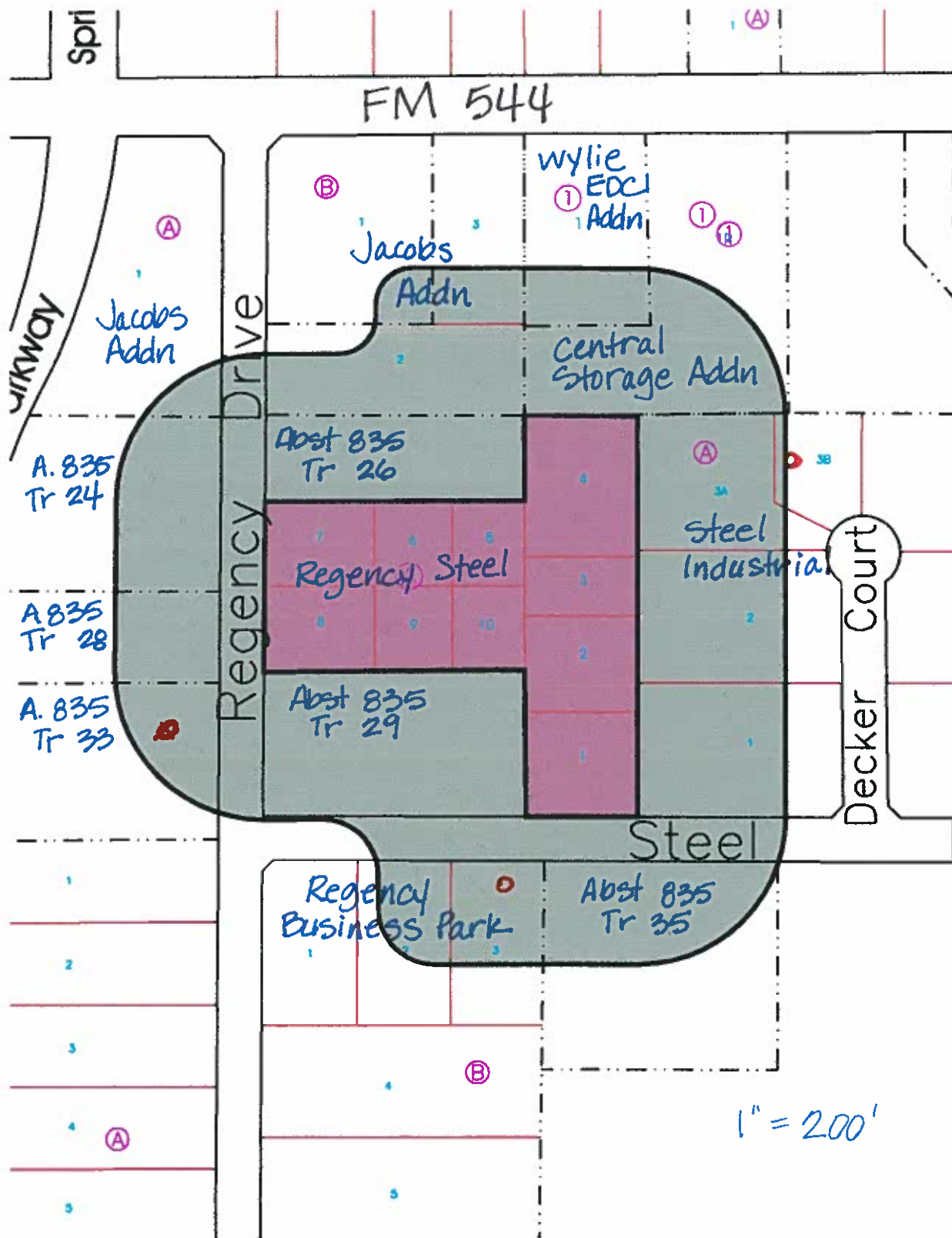
APPLICATION FILE 2011-03

16 Steel Road Wylie, Texas 75098

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Steve Houser Arborilogical Services, Inc.	16 Steel Road Wylie, Texas 75098
2	Blk A	Steel Industrial Park Lot 1	R-1948-00A-0010-1	Arborilogical Services, Inc.	16 Steel Road Wylie, Texas 75098
3	Blk A	Steel Industrial Park Lot 2	R-1948-00A-0020-1	Hajdar Zoga	18 Decker Court Wylie, Texas 75098
4	Blk A	Steel Industrial Park Lot 3A	R-1948-00A-003A-1	Crossroads Mgmt IV Ltd	PO Box 214966 Dallas, Texas 75221-4966
5	Blk A	Steel Industrial Park Lot 3B	R-1948-00A-003B-1	Joseph Coles	1375 Shores Boulevard Rockwall, Texas 75087-2337
6	Blk A	Regency Steel Business Lot 1	R-9505-00A-0010-1	American National Bank	PO Box 40 Terrell, Texas 75160-9003
7	Blk A	Regency Steel Business Lot 2	R-9505-00A-0020-1	American National Bank	PO Box 40 Terrell, Texas 75160-9003
8	Blk A	Regency Steel Business Lot 3	R-9505-00A-0030-1	American National Bank	PO Box 40 Terrell, Texas 75160-9003
9	Blk A	Regency Steel Business Lot 4	R-9505-00A-0040-1	American National Bank	PO Box 40 Terrell, Texas 75160-9003
10	Blk A	Regency Steel Business Lot 5	R-9505-00A-0050-1	American National Bank	PO Box 40 Terrell, Texas 75160-9003
11	Blk A	Regency Steel Business Lot 6	R-9505-00A-0060-1	American National Bank	PO Box 40 Terrell, Texas 75160-9003
12	Blk A	Regency Steel Business Lot 7	R-9505-00A-0070-1	American National Bank	PO Box 40 Terrell, Texas 75160-9003
13	Blk A	Regency Steel Business Lot 8	R-9505-00A-0080-1	Regions Bank	1900 5th Avenue N, Ste 300 Birmingham, AL 35203-2669
14	Blk A	Regency Steel Business Lot 9	R-9505-00A-0090-1	American National Bank	PO Box 40 Terrell, Texas 75160-9003
15	Blk A	Regency Steel Business Lot 10	R-9505-00A-0100-1	Robert Stevens	3401 Sheffield Circle Plano, Texas 75098 75075
17	Blk B	Regency Business Park Lot 2	R-1949-00B-0020-1	Thao Kha	23 Steel Road Wylie, Texas 75098
18	Blk B	Regency Business Park Lot 3	R-1949-00B-0030-1	Wylie Economic Dev Corp	250 S. Hwy 78 Wylie, Texas 75098

19	Blk A	Jacobs Addition Lot 1	R-1955-00A-0010-1	Alpay Living Trust	PO Box 830761 Richardson, Texas 75083-0761
20	Blk B	Jacobs Addition Lot 1	R-1955-00B-0010-1	Scott Goldenberg	2709 Sugar Maple Drive Wylie, Texas 75098
21	Blk B	Jacobs Addition Lot 2	R-1955-00B-0020-1	Ronald Williford	104 S. Maxwell Creek Road Wylie, Texas 75098
22	Blk B	Jacobs Addition Lot 3	R-1955-00B-0030-1	Jacobs Family Trust	1651 Red Cypress Drive Jacksonville, FL 32223-5016
23	Blk 1	Wyle EDC Addition Lot 1	R-9770-001-0010-1	Wyle Economic Dev Corp	250 S. Hwy 78 Wylie, Texas 75098
24	Blk 1	Central Storage Addn Lot 1R	R-3274-001-001R-1	Crossroads Mgmt IV Ltd	PO Box 214966 Dallas, Texas 75221-4966
25	Abst 835	Tract 26	R-6835-000-0260-1	Ronald Williford	104 S. Maxwell Creek Road Wylie, Texas 75098
26	Abst 835	Tract 29	R-6835-000-0290-1	Stroupe Ferguson Investments LLC	12 Regency Drive Wylie, Texas 75098
27	Abst 835	Tract 24	R-6835-000-0240-1	Arthur Willis	2114 Lakemere Drive Garland, Texas 75041-1417
28	Abst 835	Tract 28	R-6835-000-0280-1	Hargrave Home Repair, Inc.	7 Regency Drive Wylie, Texas 75098
29	Abst 835	Tract 33	R-6835-000-0330-1	M-Tex Industrial Supply Co, Inc.	925 Lavan Circle Lavan, Texas 75166-1876
30	Abst 835	Tract 35	R-6835-000-0350-1	Boyd Hager	31 Steel Road Wylie, Texas 75098
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O = FOR
X = AGAINST



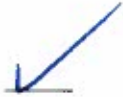
O = FOR
X = AGAINST

OWNER NOTIFICATION MAP ZONING CASE # 2011-03

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2011-03.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2011-03.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, March 1, 2011, 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, March 22, 2011, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Joe W. Boggs
(please print)

Address:

28 Decker Ct.
Wylie, TX 75098

Signature:

JWBoggs

Date:

2-15-2011

Tax account #

2073689

Geo ID#

R-1949-00A-003B-

COMMENTS:

I am happy to hear Arborlogical Services is doing well enough in a down economy to expand.

I do not believe we should have a Property Owners Association

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2011-03.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2011-03.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, March 1, 2011, 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, March 22, 2011, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: WYLIE ECONOMIC DEV. CORP
(please print)

Address: 250 SOUTH HWY 78
WYLIE, TX 75098

Signature: [Handwritten Signature]

Date: 2-11-11

COMMENTS:

PROPERTY:

25 STEEL ROAD

WYLIE, TX 75098

PROP. ID # 1842126

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☒ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2011-03.

☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2011-03.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, March 1, 2011, 6:30 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, March 22, 2011, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Brad Emerson
(please print)

Address: 9 Regency Dr.
Wylie, TX 75098

Signature: Brad Emerson

Date: 2/21/2011

COMMENTS:
